

22-1225



TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into a Predevelopment Agreement and a Reimbursement Agreement with Griffin/Swinerton, LLC (Developer) for the Purchase of Phase 1 Services for Multiple Facilities at McKinney National Airport

COUNCIL GOAL: [Maximize the Development Potential of McKinney National Airport
3B: Identify and implement land use regulations and policies with preserve and expand long-term operational excellence.

MEETING DATE: January 17, 2023

DEPARTMENT: Airport

CONTACT: Ken Carley, Airport Director

RECOMMENDED CITY COUNCIL ACTION:

- Approve the Resolution

ITEM SUMMARY:

- Authorizes the Predevelopment Phase (Phase 1) of a Design/Build/Finance project to expand the airport general aviation facilities to include construction of one corporate aircraft hangar and one Federal Inspection Station (FIS) for international arrivals requiring U.S. Customs Services. Phase 1 services include the development of schematic design documents and delivery of a Guaranteed Maximum Price (GMP).

BACKGROUND INFORMATION:

- The City issued a Request for Qualifications (22-17RFQ) to solicit responses from qualified firms for design / build / finance services.
 - Advertised in the McKinney Courier Gazette
 - Posted on McKinney TV
 - 1,656 Matching eBid Supplier Notifications
 - Including 78 HUB Supplier Notifications

- Out of the 1,656 supplier notifications, five (5) statements of qualifications (SOQs) were received on January 21, 2022.
- A committee comprised of staff from the Airport, Finance, Facilities Construction, and City Manager's Office reviewed and ranked the SOQs based on the following criteria:

Step 1- 100 Points Maximum

- 40 Points- Firm & Individual Qualifications
 - 25 Points- Capability & Capacity to Perform Work
 - 20 Points- References
 - 10 Points- Proposed Project Schedule
 - 5 Points- Submittal Completeness
- After reviewing the SOQs, all five firms were subsequently invited to participate in step two of the process and were requested to submit proposals. The proposals were reviewed and ranked on the following criteria:

Step 2- 25 Points Maximum

- Proposed additional information regarding competence, qualifications, and financial capabilities.
 - Proposed considerations of safety and long-term durability
 - Proposed feasibility of implementing the project as proposed
 - Proposed costing methodology including development fee structure
- Of the five firms, three firms were invited to interview with the committee. The interviews were scored on the following criteria:

Interview- 25 Points Maximum

- Proposed project team presentation
 - Proposed project team interaction
 - Proposed project team communication skills
 - Proposed project team responses to interview questions
- Griffin/Swinerton, LLC was determined to be the top ranked firm after completing the evaluation/selection process.

FINANCIAL SUMMARY:

- No immediate financial impact to the City. Under the Reimbursement Agreement, Developer will advance the funds to pay for Phase 1 services with both Parties'

intent to repay the advanced funds from the project financing as part of Phase 2. If City does not move forward with the project (e.g., Phase 2 services), City will be obligated to repay Developer up to \$3,258,766.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Resolution](#)

[Exhibits A-F](#)

[Agreement \(Pre-Development\)](#)

[Agreement \(Reimbursement\)](#)

[Presentation](#)